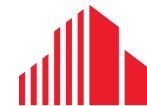




**INDUSTRIAL - FOR SUBLEASE**

**195**  
**HARRY WALKER PKWY N**  
**NEWMARKET**



**CUSHMAN &  
WAKEFIELD**

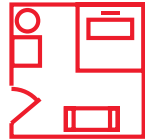
# 195 HARRY WALKER PKWY N NEWMARKET

## Property Highlights

Size	Suite 102: 40,407 SF (4,158 SF Office & 36,249 SF Warehouse)
Net Rent	\$16.50 PSF / Annum
Additional Rent	\$4.00 PSF / Annum (est. 2025)
Possession	May 1, 2026
Sublease Term	Until August 30, 2031



CLEAR HEIGHT 33'



SHARED ACCESS  
TO A CONFERENCE  
ROOM AND LUNCH  
& KITCHEN AREA



3 TRUCK  
LEVEL DOORS



AMPLE PARKING  
AVAILABLE ON-SITE



EASY HIGHWAY  
404 ACCESS



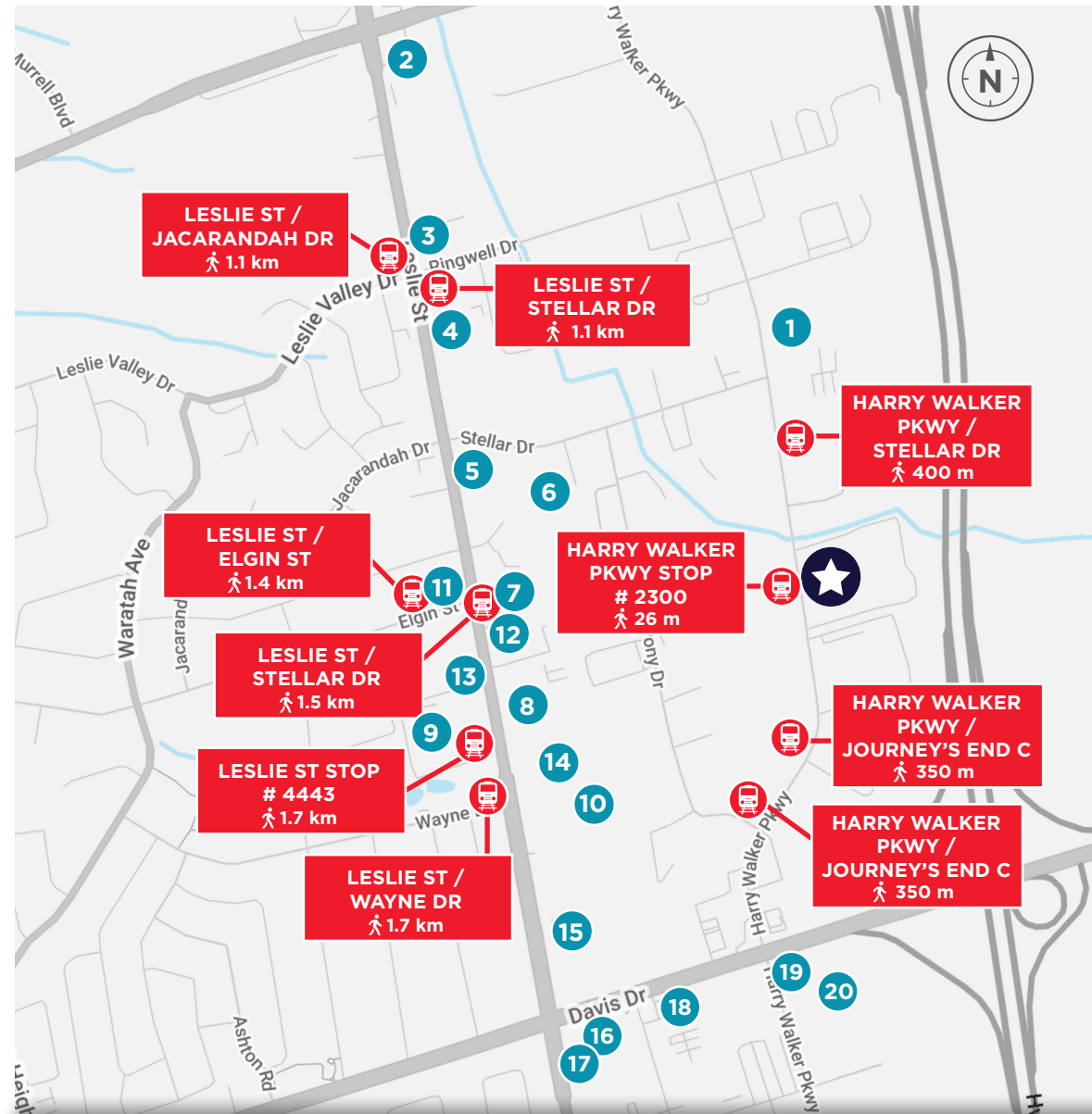
# 195 HARRY WALKER PKWY N NEWMARKET

## Amenities

- Bumper to Bumper - Auto Parts
- Princess Auto
- Midas
- Southlake Ford Lincoln
- Spoke O'Motion
- City Electric Supply Newmarket
- Ripples Bathroom and Kitchen Boutique
- Newmarket Hyundai
- York Hearing Clinic
- Walmart
- Kozy Sushi
- Market Brewing Company
- Goblets & Goblins
- Happy All-Day Breakfast & Lunch
- Chick-fil-A
- McDonald's
- Subway
- Wendy's
- Starbucks
- Burger King

## Drive Times

	Distance	Time
Hwy 404	11.7 km	8 min

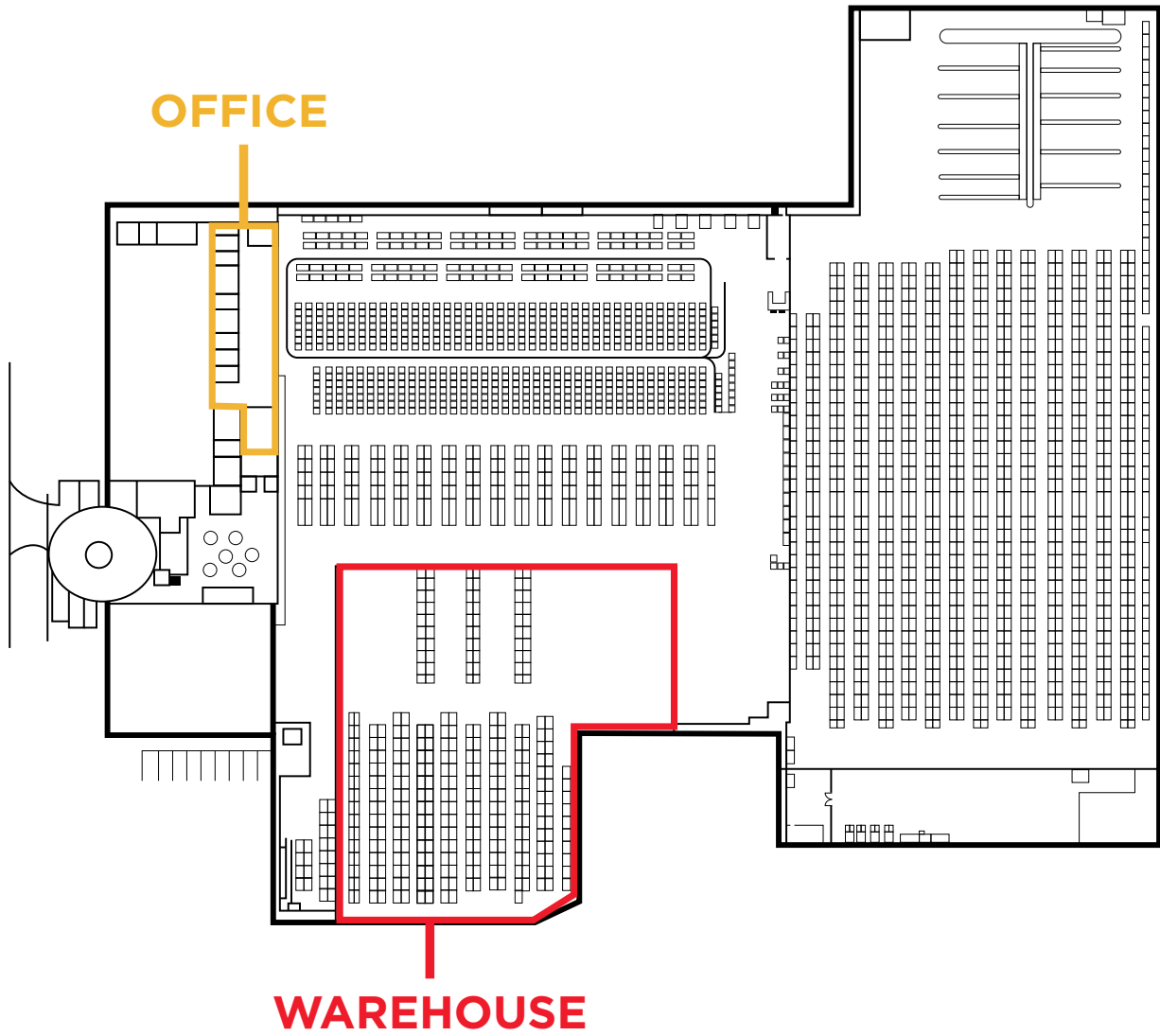


## DEMOGRAPHICS IN 10KM RADIUS



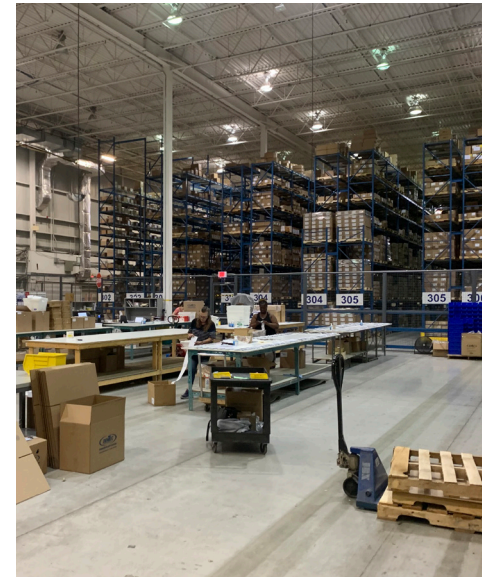
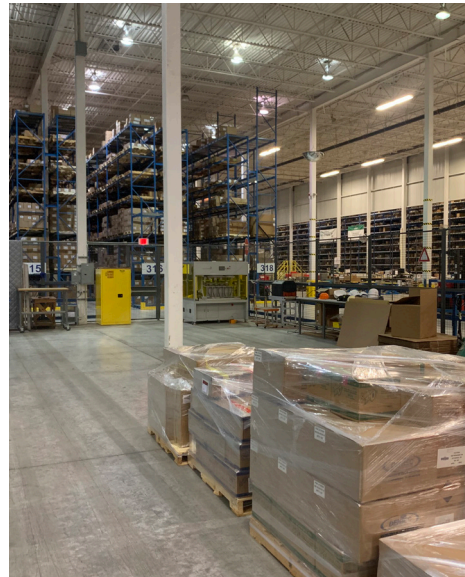
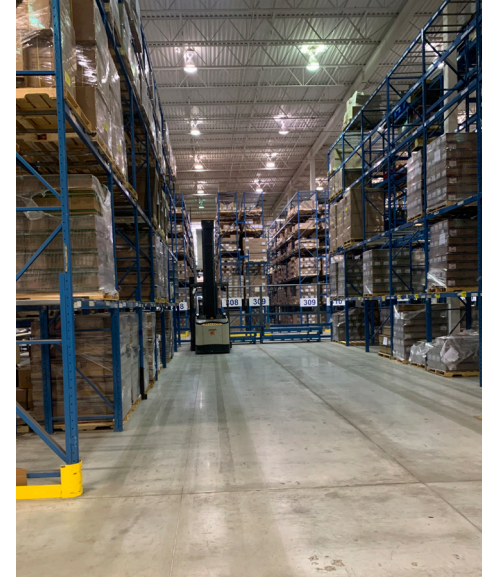
# 195 HARRY WALKER PKWY N NEWMARKET

## Floor Plan



# 195 HARRY WALKER PKWY N NEWMARKET

## Photo Gallery





**FOR MORE INFORMATION, CONTACT:**

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